

10-2-8: SERVICE COMMERCIAL/LIGHT INDUSTRIAL ZONE:

- A.Intent: The purpose of the service commercial/light industrial (SC) zone district is to provide appropriate locations within the Snyderville Basin for service commercial and light industrial uses, recognizing that such uses provide vital support functions for the basin's resort and residential economy.
- B.Schedule Of Uses: The table of uses sets forth the appropriate uses in this zone. Permitted and conditional uses shall be primarily oriented toward light and custom manufacturing, repair, storage and support services for the resort and residential components of the Snyderville Basin community. A permitted use will be processed as a low impact permit, and shall meet the development standards and performance criteria outlined in this section.
- C.Density: Density shall be determined by the ability of the proposed development to meet all required development standards and performance criteria set forth in this title.
- D.Setback And Bulk Regulations:
1. The minimum setback from Highways 224, 40, 248 and Interstate 80 rights of way shall be one hundred feet (100').
 2. The minimum setback from any frontage road right of way shall be eighty feet (80').
 3. The minimum setback from any jurisdictional wetland shall be forty feet (40').
 4. The minimum setback from the centerline of East Canyon Creek shall be one hundred fifty feet (150').
 5. The minimum setback from a naturally occurring year round stream (other than East Canyon Creek) shall be one hundred feet (100') from the centerline of the stream.
 6. The minimum setback from a lake, pond, or reservoir shall be one hundred feet (100') from the high water mark.
 7. With the above exceptions, the minimum front yard setback shall be thirty feet (30') unless otherwise indicated on the recorded plat or an approved site plan. In cases where the property lines extend to the center of the road, the minimum setback from the centerline of the road shall be fifty five feet (55'). The front setback in Summit Park shall be fifteen feet (15') from the front property line.
 8. With the above exceptions, the minimum side yard setback shall be twelve feet (12'), unless otherwise indicated on the recorded plat or an approved site plan.
 9. With the above exceptions, the minimum rear yard setback shall be twelve feet (12'), unless otherwise indicated on the recorded plat or an approved site plan.

10. Maximum building or structure height shall be thirty two feet (32') unless otherwise stated in section [10-4-3](#) of this title. Height shall be measured according to section [10-4-23](#) of this title.

E. Performance Standards: In addition to compliance with all standards for approval outlined in [chapter 4](#) of this title, the following special performance standards shall apply in this zone:

1. Limitation On Direct Retail Sales: In order to limit customer traffic volumes, no more than twenty five percent (25%) of the floor area of any use may be devoted to retail sales, including showroom or customer reception areas.

2. Industrial Uses: Industrial uses shall not create excessive glare, heat, odor, smoke, noise or physical vibration of the building.

3. Parking: Parking shall comply with section [10-4-9](#) of this title and on site parking will be required for all employees expected to occupy the building for any given shift.

4. Mechanical Equipment: All exterior mechanical equipment shall be screened to minimize noise infiltration to adjoining properties and to minimize the view of the equipment from nearby properties and from public roadways.

5. Delivery And Loading Areas: The loading and unloading of goods shall take place entirely on site and not interfere with emergency access. Loading areas shall be screened from general public view.

6. Refuse Storage And Disposal: In addition to complying with section [10-4-14](#) of this title, all garbage, refuse and recycling functions associated with uses in this zone shall be required to be screened from public view.

7. Outdoor Storage Yards: Outdoor storage yards are generally considered appropriate in this zone. Storage yards shall be placed behind buildings and screened from public view to the maximum extent possible.

8. Outdoor Display Of Goods: Outdoor display of merchandise is prohibited in this zone.

9. Open Space: All development in this zone shall provide a minimum of twenty five percent (25%) open space. (Ord. 647, 9-13-2006)